PICK-UP

Instr:200003270030773 Page: 1 OF 4
REC'D FOR REC 03/27/2000 4:07:44PM
RECORD FEE: $31.00
M. TAX: $0.00 T. TAX: $502.28

This Instrument Prepared by:

KIRKSEY & McNAMEE (CPC)
109 Westpark Drive, Ste. 360
Brentwood, TN 37027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map -Parcel Nos.
		Map 149-3 Parcel 9
		Map 149-3 Parcel 16
		Map 149 Parcel 61
		Map 149 Parcel 62
		Map 149 Parcel 63
		Map 135-15 Parcel 3
Kendall Park Partners 2200 Abbott-Martin Road Nashville, TN 37215	Same as New Owner	

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $135,750.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2000.

Notary Public

My Commission Expires: 3-29-03

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FOR AND IN CONSIDERATION OF the sum of TEN AND 00/100 DOLLARS ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, African Christian Schools Foundation, Inc., a Tennessee not-for-profit corporation, (hereinafter "Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto KENDALL PARK PARTNERS, a Tennessee general partnership comprised of John Rochford, G. Allen Patton and R. Dudley Smith, (hereinafter "Grantee"), his heirs and assigns, the following described real property located in Davidson County, Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is the same description used in the previous deed (i.e., the Deed of Correction being placed of record concurrently with this instrument.).

This is improved property, known as Six (6) tracts located E of Murfreesboro Rd. and partly on Rychen Drive and Broadview Drive, Nashville, Tennessee.

This conveyance is subject to the property taxes for 2000 and subsequent years.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to **Grantee**, its successors and assigns forever.

AND **Grantor** covenants with the said **Grantee**, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and same is unencumbered.

AND **Grantor** does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to **Grantee**, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said **Grantor** has caused these presents to be signed this 27th day of March, 2000.

AFRICAN CHRISTIAN SCHOOLS FOUNDATION, INC

By: E. Henry Huffard, Jr.
E. Henry Huffard, Jr.
President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, E. Henry Huffard, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of African Christian Schools Foundation, Inc., and is authorized to execute this instrument on behalf of the Foundation.

WITNESS my hand, at office, this 27th day of March, 2000.

Charles P. Cox
Notary Pubiic

My Commission Expires:

March 29, 2003

EXHIBIT A
PROPERTY DESCRIPTION

Tract No. 1: (Map 149-3- Parcel 9):

Land in Davidson County, Tennessee, being a tract marked "RES. (9)" shown on the Plan of Edge-O-Lakes Estates, Section 6, as of record in Plat Book 3700, at page(s) 15 and 16, Register's Office for said County, Tennessee, lying northerly of and adjacent to Lot No. 420 on said Plan.

Said "Res." Parcel fronts 8.46 feet on the westerly side of Broadview Drive and runs back between lines 167.72 feet on the southerly side and 185.24 feet on the northerly side to a line in the rear measuring 61.27 feet thereon.

Tract No. 2 (Map 149-3- Parcel 16):

Land in Davidson County, Tennessee, being a tract marked "Res. (16)" shown on the Plan of Edge-O-Lakes Estates, Section 6, as of record in Plat Book 3700, at pages 15 and 16, Register's Office for said County, lying northerly of and adjacent to the northerly lines of Lot Nos. 410 and 414, as shown on said Plan.

Tract No. 3 (Map 149- Parcel 61):

A tract of land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, being known as Lot Nos. 2 and 3 of the Houston Ezell et al. Farm, formerly known as The Old Kirk Farm, and described according to a copy of a survey thereof made January 31, 1948, by Jno. D. Kerr, County Surveyor for Rutherford County, Tennessee, as follows:

Beginning on an iron pipe on the east margin of the Nashville to Murfreesboro Pike or Highway, at a point 300 feet south 22 degrees east of the southwest corner post of the Addie Brent land, this point being also the northwest corner of this tract; and running thence north 87 ½ degrees 1540 feet to an iron pin, south 44 degrees east of and 200 feet distance from a large hickory tree in the south line of the aforesaid Brent land; hence south 44 degrees east 200 feet to a stake or iron pipe; thence south 83 ¼ degrees west 1575 feet to an iron pipe on the east margin of the aforesaid Nashville to Murfreesboro Highway, in the fence line; thence with the said margin line north 22 degrees west 300 feet to the point of beginning.

Tract No. 4 (Map 149- Parcel 62):

A tract of land in the 2nd, formerly 5th Civil district of Davidson County, Tennessee, being known as Lot No. 4 on the Map of Houston Ezell, et al., Subdivision of the Kirk Farm, not of record, described according to a copy of a survey by John D. Kerr, Surveyor, November 28, 1946, as follows:

Beginning at a point in the easterly margin of Murfreesboro Pike, at the common corner of Lot Nos. 3 and 4; thence with the margin of said Pike, south 22 degrees

east 122.2 feet to the common corner of Lots 4 and 5; thence with the line between said lots, north 79 ¾ degrees east 1570 feet to a point in the westerly line of a tract of 41.85 acres; thence with the line of said tract, north 44 degrees west 52 feet to a point, the common corner of Lots 3 and 4; thence with the line between said lots, south 83 ¼ degrees west 1575 feet to the beginning, INCLUDING but to be EXCLUDED herefrom is a tract of land to the State of Tennessee, for the widening of State Highway No. 1, by instrument of record in Book 2905, at page 561, described as follows: said tract being 122.2 feet long, and bounded on the sides as follows: on the north by George A. Nicholson; on the south by F. E. Shelton; on the west by the present right-of-way line of State Route No. 1; on the east by a line east of, parallel to and 50 feet from the center line of the proposed Highway as staked out, containing 0.06 acres, more or less.

Tract No. 5 (Map 149- Parcel 63):

Land in the 2nd, formerly 5th, Civil District of Davidson County, Tennessee, being known as part of Lot No. 5 on the Map of Houston Ezell, et al. Subdivision, of the Kirk Farm, not of record, and described according to a copy of a survey by John D. Kerr, Surveyor, dated as of November 28, 1946, as follows:

Beginning at a point on the easterly margin of Murfreesboro Pike or Road, at the common corner of Lot Nos. 4 and 5 on said Plan; thence with the line between said lots, north 79 ¾ degrees east 870 feet to a point; thence southeasterly 75 feet to a point; thence with the line between Lot Nos. 5 and 6, south 76 ¾ degrees west 870 feet to the easterly margin of Murfreesboro Pike; thence with the margin of same, northwesterly 125 feet to the point of beginning.

Tract No. 6 (Map 135-15- Parcel 3):

Land in Davidson County, Tennessee, being a tract marked Parcel "(3)" shown on the Plan of Edge-O-Lake Estates, Section 10, as of record in Plat Book 3842, at page 180, Register's Office for said County, lying north of Lot No. 623 on said Plan.

INCLUDED IN THE ABOVE DESCRIPTIONS FOR TRACTS NUMBERS 3, 4 AND 5 (MAP 149, PARCELS 61, 62 AND 63) BUT EXCLUDED FROM THIS CONVEYANCE is that portion of the property so described which fronts on Murfreesboro Road and is included in the plat for Edge-O-Lake Villa dated September 1, 1983, of record in Platbook 5200, Page 644, Register's Office for Davidson County, Tennessee, and conveyed to Land Investment Development Corporation by deed from African Christian Schools Foundation, Inc. of record in Book 6143, Page 939, and re-recorded in Book 6213, Page 401, said Register's Office.

Being the same property conveyed to African Christians Schools Foundation, Inc., by deed from Houston Ezell Corporation, dated September 11, 1995, of record in Book 10765, Page 769, Register's Office, as corrected by a Deed of Correction being placed of record concurrently with this instrument.